

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE - NE/S Compass Road	* DEPUTY ZONING COMMISSIONER
at Middle River Road	* OF BALTIMORE COUNTY
(601 Compass Road)	* Case No. 97-414-SPHA
15th Election District	
7th Councilmanic District	
Amoco Oil Company	
Petitioner	

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance for that property known as 601 Compass Road, located at its intersection with Middle River Road in Middle River. The Petition was filed by the owner of the property, Amoco Oil Company, by M.E. (Marty) Stumbroski, District Engineer. The Petitioner seeks approval of the conversion of a full service gasoline station to a gas and go facility, pursuant to Section 405.3 of the Zoning Commissioner's Policy Manual, and an amendment to the previously approved site plan in prior Case No. 73-262-XA, to reflect the proposed modifications. In addition to the special hearing relief sought, the Petitioner requests variance relief from Sections 232.2.b and 1B02.3.C.(1)(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 25 feet for a proposed car wash. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Martin Stumbroski and Charles T. Bogdanowicz, representatives of Amoco Oil Company, and William P. Monk, Land Use Planning and Zoning Consultant. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By



Testimony and evidence offered revealed that the subject property consists of a gross area of 0.7330 acres, more or less, zoned B.L., and is the site of an existing three-bay, full service Amoco service station and car wash. The Petitioner is desirous of converting the full service use to a gas and go facility, with a use in combination convenience food store and freestanding car wash facility. The Petitioner intends to completely renovate the entire site, with the addition of a new canopy, convenience food store, and separate car wash facility, all as more particularly described on Petitioner's Exhibit 1. Also proposed for the site are new sidewalk, curb and gutters, and new and additional landscaping. In order to proceed with the proposed improvements, however, the requested special hearing and variance relief are necessary. Testimony indicated that the proposed improvements will not only allow the Petitioner to offer greater services to its customers, but will greatly enhance the subject site and benefit the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.



Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28  
(1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

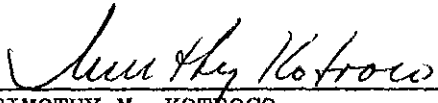
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of May, 1997 that the Petition for Special Hearing seeking approval of the conversion of a full service gasoline station to a gas and go facility, pursuant to Section 405.3 of the Zoning Commissioner's Policy Manual, and an amendment to the previously approved site plan in prior Case No. 73-262-XA to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 232.2.b and 1B02.3.C.(1)(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 10 feet in lieu of the required 25 feet for a proposed freestanding car wash, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

CHIEF RECORDS OFFICER  
Date 5/21/97  
By [Signature]



1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 3/21/09  
By Kap





Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 20, 1997

Mr. Martin E. Stumbroski  
Amoco Oil Company  
1 W. Pennsylvania Avenue, Suite 900  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
NE/S Compass Road at Middle River Road  
(601 Compass Road)  
15th Election District - 7th Councilmanic District  
Amoco Oil Company - Petitioner  
Case No. 97-414-SPHA

Dear Mr. Stumbroski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk  
222 Bosley Avenue, C-6, Towson, Md. 21204

People's Counsel; Case Files





RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
601 Compass Road, NW/S Compass Road and	*	ZONING COMMISSIONER
Henderson Road, 15th Election District,	*	
7th Councilmanic	*	OF BALTIMORE COUNTY
Amoco Oil Company	*	CASE NO. 97-414-SPHA
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, C-6, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



414



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

601 Compass Road

**97-414-SPHA**

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

the conversion of a full service gasoline station to a gas and go facility per section 405.3 of the Zoning Commissioner's Policy Manual and to permit an amendment to the previously approved plan in Case #73-262 XA.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s): Amoco Oil Co.

(Type or Print Name)

M.E. (Marty) Stumbroski

(Type or Print Name)

Signature

*Martin E. Stumbroski* DISTRICT ENGINEER

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

1 W. Pennsylvania Ave., Ste. 900 410-494-3700

Address

Phone No

(Type or Print Name)

Towson MD 21204

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Signature

William Monk, Inc. 410-494-8931

Name

Address

Phone No.

222 Bosley Ave., C-6; Towson, MD 21204

Address

Phone No

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ORDER RECEIVED FOR FILING  
Date 5/24/97  
By [Signature]







# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

601 Compass Road

which is presently zoned BL

97-414-5PH-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

232.2 b and 1B02.3C (1) (c) to permit a side yard of 10' in lieu of the required 25' for the car wash building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons. (indicate hardship or practical difficulty)

the relatively small lot size (.418A) coupled with the need to provide safe and adequate stacking for the relocated car wash dictates the location of the building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Amoco Oil Co.

M.E. (Marty) Stumbroski

(Type or Print Name)

Martin E. Stumbroski

Signature

DISTRICT ENGINEER

(Type or Print Name)

Signature

1 W. Pennsylvania Ave., Ste. 900 410-494-3700

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted

William Monk, Inc.

410-494-8931

Name

222 Bosley Ave, C-6; Towson, MD 21204

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING  
Date  
By





97-414-SPT-A

**ZONING DESCRIPTION  
AMOCO OIL COMPANY  
601 COMPASS ROAD  
15TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME on the northernmost side of Compass Road at the intersection of the west side of Henderson Road; thence binding on the north side of Compass Road the following courses and distances: (1) South 75 degrees 57 minutes 40 seconds West 97.74 feet, (2) by a curve to the right with a radius of 20.00 feet a length of 31.65 feet on a cord with a bearing of North 58 degrees 48 minutes 44 seconds West 28.45 feet, thence running along the east side of Middle River Road, (3) by a curve to the right with a radius of 1619.00 feet a length of 127.94 feet on a cord with a bearing of North 11 degrees 12 minutes 42 seconds West 127.91 feet, leaving Middle River Road right of way and thence, (4) North 77 degrees 18 minutes 40 seconds West 114.89 feet, to the west side of Henderson Road, and thence (5) South 12 degrees 42 minutes 15 seconds East 145.28 feet, to the place of beginning.

Containing 0.4188 acres of land, more or less.





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
SCCELLANEOUS CASH RECEIPT

No.

JLL 414

059019

DATE 3/26/97 ACCOUNT Row 4150

AMOUNT \$ Revised Fee

RECEIVED FROM: W. R. MONK INC

FOR: SP/A FILING

01A00#0189A1CNC 0000.00  
BA COLB1366H03-26-97

DIST. N  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



# CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 10, 1977.

THE JEFFERSONIAN,

*A. Henricson*

LEGAL AD. - TOWSON

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority, hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 887-414-SP-1A  
1977 Zoning Board

7301 Congress Road  
Hawthorne, Maryland  
7th Congressional District  
Local Government  
Annapolis

Special Hearing: to approve

the conversion of a full service gasoline station to a gas and go facility and to permit an amendment to the previously approved plan in case #73-282-1A. Variance: to permit a side yard of 10 feet in lieu of the required 25 feet in the car wash building.

Hearing: Wednesday, May 2, 1987 at 11:00 a.m., 4th floor hearing room, Courts Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES:

(1) Hearings are special accommodations for handicapped accessible. For (2) For information concerning the File and/or Hearing, Please Call 887-3383.

4/19/81 April 10

C134017



# CERTIFICATE OF POSTING

RE: Case No.: 97-414 SPHA

Petitioner/Developer: AMOCO OIL COMPANY  
% WILLIAM MONK JR.

Date of Hearing/Closing: MAY 7, 1997  
AT- 11:00 AM.  
4th FLOOR H.R.  
COUNTY COURTS BLDG.

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at # 601 COMPASS RD.

The sign(s) were posted on \_\_\_\_\_

4/18/97  
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/24/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

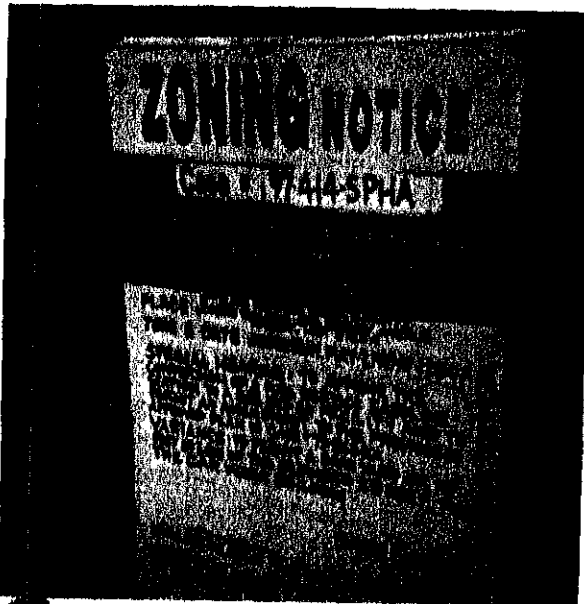
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

7518511  
Pager (410) 644-8864







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 414

Petitioner: AMOCO OIL CO.

Location: 601 COMPASS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: WILLIAM MONIK

ADDRESS: 222 BOSLEY AVE SUITE C-6

TOWSON, MD 21204

PHONE NUMBER: 410-494-8931

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-414-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \*

DATE AND TIME: \*

REQUEST: A SPECIAL HEARING TO CONVERT A FULL SERVICE GASOLINE  
STATION TO A GAS AND GO AND TO AMEND THE APPROVED SITE PLAN  
IN ZONING CASE 73-262-XA. A VARIANCE TO PERMIT A  
SIDE YARD SETBACK OF 10 FT. IN LIEU OF THE REQUIRED 25 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



TO: PUTUXENT PUBLISHING COMPANY  
April 10, 1997 Issue - Jeffersonian

Please forward billing to:

William Monk  
222 Bosley Avenue #C-6  
Towson, MD 21204  
494-8931

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-414-SPHA  
601 Compass Road  
NW/S Compass Road and Henderson Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): Amoco Oil Company

Special Hearing to approve the conversion of a full service gasoline station to a gas and go facility and to permit an amendment to the previously approved plan in case #73-262-XA.  
Variance to permit a side yard of 10 feet in lieu of the required 25 feet for the car wash building.

HEARING: WEDNESDAY, MAY 7, 1997 at 11:000 a.m., 4th floor hearing room, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-414-SPHA  
601 Compass Road  
NW/S Compass Road and Henderson Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): Amoco Oil Company

Special Hearing to approve the conversion of a full service gasoline station to a gas and go facility and to permit an amendment to the previously approved plan in case #73-262-XA.  
Variance to permit a side yard of 10 feet in lieu of the required 25 feet for the car wash building.

HEARING: WEDNESDAY, MAY 7, 1997 at 11:000 a.m., 4th floor hearing room, Courts Bldg., 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "A" and "J".

Arnold Jablon  
Director

cc: Amoco Oil Co./M.E. Stumbroski  
William Monk, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 22, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 6, 1997

Mr. M. E. Stumbroski  
1 W. Pennsylvania Avenue, Suite 900  
Towson, MD 21204

RE: Item No.: 414  
Case No.: 97-414-SPHA  
Petitioner: Amoco Oil Company


Dear Mr. Stumbroski:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 26, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)







**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4-4-97  
Item No. 414 JLL

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: April 9, 97

FROM: R. Bruce Seeley *RS/gp*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: April 7, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	410	418
	411	419
		422
	(414)	421
	417	424

RBS:sp

BRUCE2/DEPRM/TXTSBP

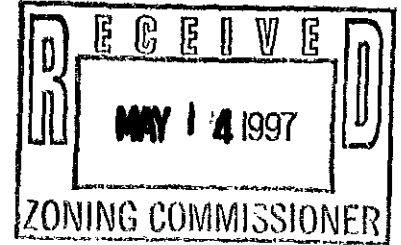


BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits and Development Management

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning



DATE: April 30, 1997

SUBJECT: Amoco at Compass Road

INFORMATION

Item Number: 414

Petitioner: Amoco Oil Company

Zoning: BL

Requested Action: Special Hearing and Variance

Summary of Recommendations:

1. The revised Conceptual Landscape Plan submitted on April 18th, 1997 has increased the landscape area along Compass Road and has provided additional canopy trees and lower level landscaping along the streets. The site plan should be modified to reflect the additional landscape area provided.
2. The existing sidewalk along Henderson Road shall be retained in order to accommodate pedestrian traffic. This sidewalk should be noted to remain.
3. Replace the existing screen fence along the residential property line. The requested variance to permit a side yard of 10' in lieu of the required 25' for the car wash building locates this facility very close to the existing dwelling. The existing fence, a chain link fence with slats, will not adequately screen the visual impacts and activities associated with this use. A textured block or brick wall or fence in association with landscaping will provide better visual screening and may provide sound attenuation.



4. The applicant should provide sound decibel levels generated by the proposed facility at the property line. The facility should be designed to meet Title 26.02.03 of the Maryland Department of the Environment noise regulations ( Residential: day 65 dBA, night 55 dBA.)Design the site, building and equipment so that the sound level at the property line of the source does not exceed MDE standards. Certification by a recognized & licensed acoustical engineer or consulting firm is required..

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kern

AFK/JL



## INTEROFFICE CORRESPONDENCE

Date: April 14, 1997

(b) (5) DPP, (b) (7)(C), (b) (7)(D). The information requested is exempt from disclosure under the Freedom of Information Act.

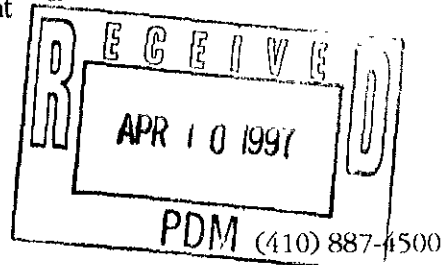
ZONE414.414



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500



April 9, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: AMOCO OIL COMPANY - 414  
LOUIE HAMPTON - 418  
FRANK D. MORAN, SR. &  
STEPHEN J. MORAN - 419  
COLUMBUS CLUB OF OVERLEA, INC. - 421  
PADONJA VILLAGE, INC. - 422

Location: DISTRIBUTION MEETING OF APRIL 7, 1997

Item No.: 414, 418, 419, 421 & 422 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plan for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Fire Safety Code", 1991 edition prior to occupancy.





Baltimore County Government  
Department of Permits and  
Development Management



111 West Chesapeake Ave.  
Towson, Md. 21204

(410) 887-3335

May 7, 1997

Amoco Petroleum Products  
One W. Pennsylvania Avenue  
Towson, MD 21204

RE: Amoco Petroleum Products  
601 Compass Road  
DRC Number 04217C, Dist.15C7

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on April 21, 1997, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A)(7) .

Now that you have received an A-7 limited exemption, please proceed with building permit application.



Amoco Petroleum Products  
Amoco Petroleum Products  
May 7, 1997  
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office and/or when applying for a building permit.

Please be advised that Phase 2 review fees may apply, depending on the amount of site disturbance and/or the requirement of a Public Works Agreement, also, please be advised that sidewalks will be required.

Herein find a commercial site plan checklist which will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing, which will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 887-3391.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 5th day of May, 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon  
Director

AJ:DTR:tem

c: Bruce Seeley  
Joyce Watson  
File  
Enclosure



Hand delivered

May 7, 1997

Mr. John Lewis  
 Dept. of Permits and Development Management  
 County Office Building, Rm. 111  
 111 W. Chesapeake Avenue  
 Towson, MD 21204

RE: 601 Compass Road; "More In Keeping" plan

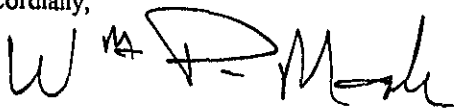
Dear Mr. Lewis:

As a follow-up to my letter to Mr. Jablon dated March 19, 1997 regarding our request for an administrative ruling under the "more in keeping" criteria for gasoline service stations as set forth in Section 405.6 BCZR, attached please find the appropriate site plan with signatures from the Office of Planning and Department of Public Works representatives as required per Section 405.6A(1)(a).

It is our position that the proposed plan is more in keeping with the Baltimore County Zoning Regulations and landscape manual than the existing approved plan. A hearing (special hearing) was held regarding the need to obtain the zoning commissioner's approval for conversion from a full service gasoline service station to a gas-n-go operation and a variance to permit a side yard setback of 10' for the car wash in lieu of the 25'. This hearing was held on Wednesday, May 7, 1997 and the deputy zoning commissioner granted verbal approval per the plan as submitted which is consistent with the "more in keeping" plan.

I am providing you with three copies of the plan with signatures from the Office of Planning and Department of Public Works. I ask that you return one plan to this office. If you have any questions, please do not hesitate to contact me.

Cordially,



William P. Monk  
 /cjs  
 Enc.

Speed  
 Letter

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



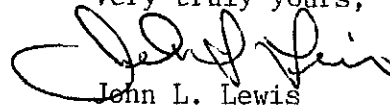
May 13, 1997

15th Election District

Dear Mr. Monk:

The plan is approved as being more in keeping with Section 405.6 of the Baltimore County Zoning Regulation standards. One signed copy is being returned to you with this response.

Very truly yours,



John L. Lewis  
 Planner II, Zoning Review

JLL:rye

c: zoning case 97-414-SPHA



BALTIMORE COUNTY, MARYLAND

SUBJECT: LIMITED EXEMPTION PLAN COMMENTS

FROM: PDM - ZONING REVIEW

DATE: May 15, 1998

---

PROJECT NAME: **Amoco Oil Company**

PLAN DATE: NONE

PROJECT NUMBER: 98-026-Z

PDM NUMBER: XV-711

LOCATION: 601 Compass Road

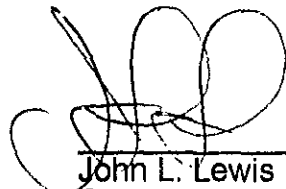
DISTRICT: 15c7

PROPOSAL:

ZONING:

---

1. The development plan agrees with the approved plan in zoning case #97-414-SPHA.
2. For the building permit, comply with all building permit checklist requirements.

  
John L. Lewis  
Planner II  
Zoning Review

---

JLL:rye

c: zoning case 97-414-SPHA



# WILLIAM MONK, INC.

ENGINEERS • PLANNERS

March 19, 1997

Mr. Arnold Jablon  
Director of Permits  
& Development Management  
111 W. Chesapeake Avenue, Room 102  
Towson, MD 21204

RE: 601 Compass Rd. @ Middle River Rd.; Baltimore County, MD:  
Request for administrative ruling under "more in keeping" criteria for conversion of full service Amoco gas station to a gas-n-go facility.

Dear Arnold,

I recently met with John Lewis to discuss my client's proposal to convert the gas station at the above-referenced location to a gas-n-go operation. A brief zoning history is as follows:

A special exception and reclass was approved in 1959 (Case #4690 RX). The site has retained BL zoning continuously from that time period. In 1973 (Case #73-262 XA) approval was obtained to modify the existing facility and construct a single bay car wash. A plans approval was obtained in 1973 through the Office of Planning and Zoning.

We propose to rebuild the entire site and relocate the car wash. It is our assessment that all aspects of the plan are "more in keeping" than the most recent approval in 1973 saving and excepting the relocation of the car wash building. This building would require a variance to the side yard setback. In addition, the Zoning Commissioner's Policy Manual (Section 405.3 (1)) requires a special hearing when converting from a full service station to a gas-n-go. Therefore we are combining the variance request with the special hearing.

Landscaping is proposed along all four property boundaries where none presently exists nor was required as part of the 1973 approval. A conceptual landscape plan is provided for review by PDM and DPW.

We are requesting that your office evaluate the revised plan in the context of the 1973 approved plan for "compliance" within the criteria as set forth in section 405.6 A (BCZR). Saving and excepting the car wash building setback variance which will be addressed by the zoning commissioner at the time of the public hearing (special hearing). The application is being filed at this time.

continues--



**Page Two**

**March 19, 1997 letter to Arnold Jablon**

By copy of this letter and the accompanying plans to the Office of Planning and Department of Public Works, I am requesting that they review same and submit their recommendations to your office prior to the variance and special hearing before the Zoning Commissioner.

Enclosed is a check for \$40 and copies of the 1973 approved plan and the proposed layout.

Cordially,

A handwritten signature in black ink that reads "W P Monk / CTS". The signature is stylized, with the initials "W P" being larger and more prominent than the name "Monk".

William P. Monk

Enc.

cc: Marty Stumbroski/Amoco  
John Lewis/PDM  
Patrick Keller/Office of Planning  
Robert Bowling/DPW

9719ltr/d40



405.6--Fuel Service Stations Existing Prior to Effective Date  
of Bill 172-93. {Bill No. 172, 1993.}

A. Expansion, reconstruction or addition of uses. {Bill No.  
172, 1993.}

1. Any fuel service station which legally existed by right or by special exception on the effective date of Bill 172-93 may be expanded or reconstructed and any ancillary use listed in Paragraph 405.4D may be added, provided the project is confined to the limits of the site as it existed on the effective date of Bill 172-93; and {Bill No. 172, 1993.}
- a. Conforms with a plan for the entire site as reviewed by the directors of planning and zoning, public works, and zoning administration and development management; and {Bill No. 172, 1993.}
- b. Is located in A.E.L., B.R., B.M., M.L., M.H. zone or a PUD; and {Bill No. 172, 1993.}
- c. Meets the requirements set forth in Paragraph 405.4 or, in the judgment of the director of the zoning administration and development management would be done in such a manner that the station would be improved to be more in keeping with the purposes of Subsection 405.4; and {Bill No. 172, 1993.}
- d. In cases where a provision of Bill 172-93 conflicts with the terms or conditions of a prior special exception, the project may be subject to special hearing at the discretion of the director of zoning administration and development management. {Bill No. 172, 1993.}
2. After a public hearing, the zoning commissioner may authorize expansion of the station beyond the confines of the site, subject to the provisions of 405.6A.1 above. {Bill No. 172, 1993.}
3. Any of the "uses in combination with" fuel service stations listed in Paragraph 405.4E may be added to any such station, provided a special exception is granted and the provisions of Subsection 405.4 are met. {Bill No. 172, 1993.}
4. Any structure or expansion of the use that is shown on a plan approved prior to the effective date of Bill 172-93 shall be considered as being in compliance with Section 405.4A.2.a. {Bill No. 172, 1993.}

B. Portable "A" or "sandwich board" signs shall be removed within three months of the adoption of this provision. {Bill No. 172, 1993.}

"MORE IN KEEPING  
PLAN" →

PLAN MUST BE  
REVIEWED & SIGNED  
OFF BY THE  
AGENCIES



## ZONING COMMISSIONER'S POLICY MANUAL

### SECTION

#### 405.3 CONVERSIONS TO GAS AND GO

1. When converting from a full service station to a gas and go (no service) a special hearing is required to either change the use or amend the existing site plan.
2. If a food store or other combination use is also proposed, a special exception is also required for a use in combination. If the service bays remain open only a special exception is required.



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BIL MONIC

222 Bascom AVE

SUITE C-6

TOWSON 21204

MARTIN STUMPOSKE

62 BRAKEMAN DR.

STEWARTSTOWN PA 17363

CHARLES T. BOGDANOWICZ

AMOCO PETROLEUM ~~THE~~ PRODUCTS

1 W. PENNSYLVANIA AVE #900

TOWSON, MD 21204





414

RIVER

COMMUNITY RD

SOUTH

RANDOLPH

MAXWELL

ROAD

D.R. 16

N 17.00

ROAD

WEST

NICKMAN

BL

P.O.B.

VICTORIA

D.R. 16

SELFRIDGE

D.R. 5.5

N 16.00

LANGLEY

TINKER

RD

MADILL

HENDERSON

MIDDLE

CHEN

BL

87774  
57505740

81204275  
14325

701840  
11439

E 46.500

E 55.000

SCALE

1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

POPLAR

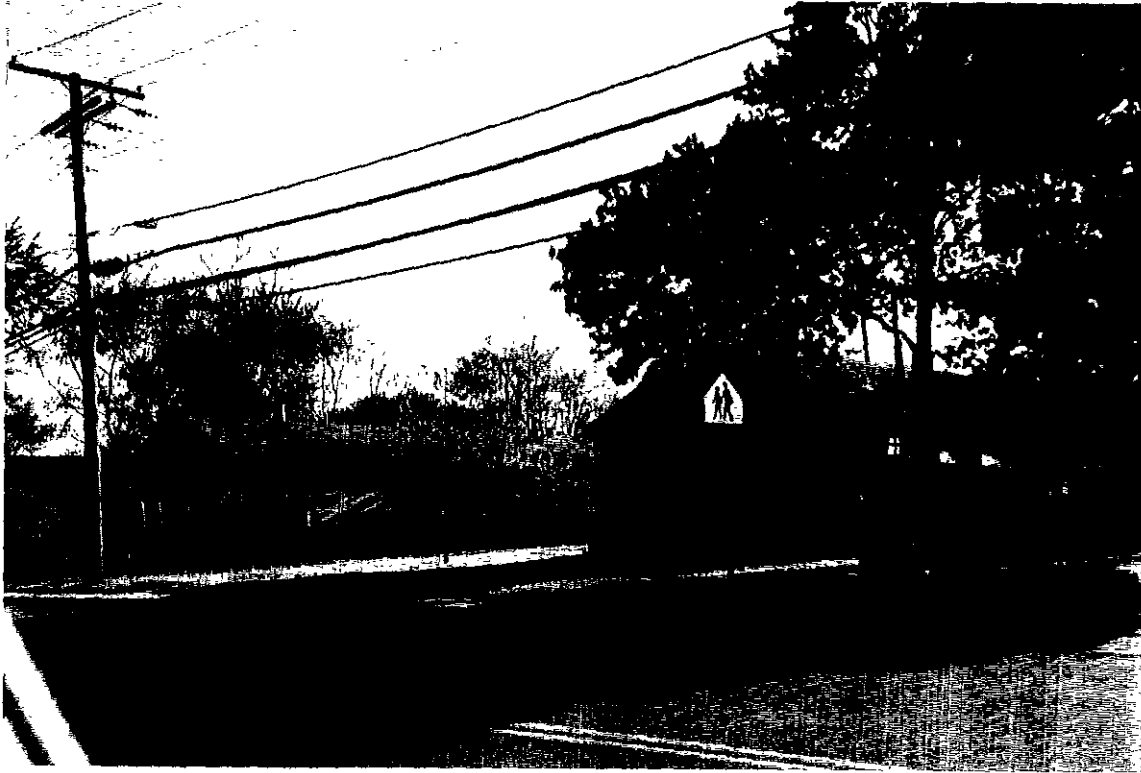
N.E.  
5-H

97-414-SPHA



# WILLIAM MONK, INC.

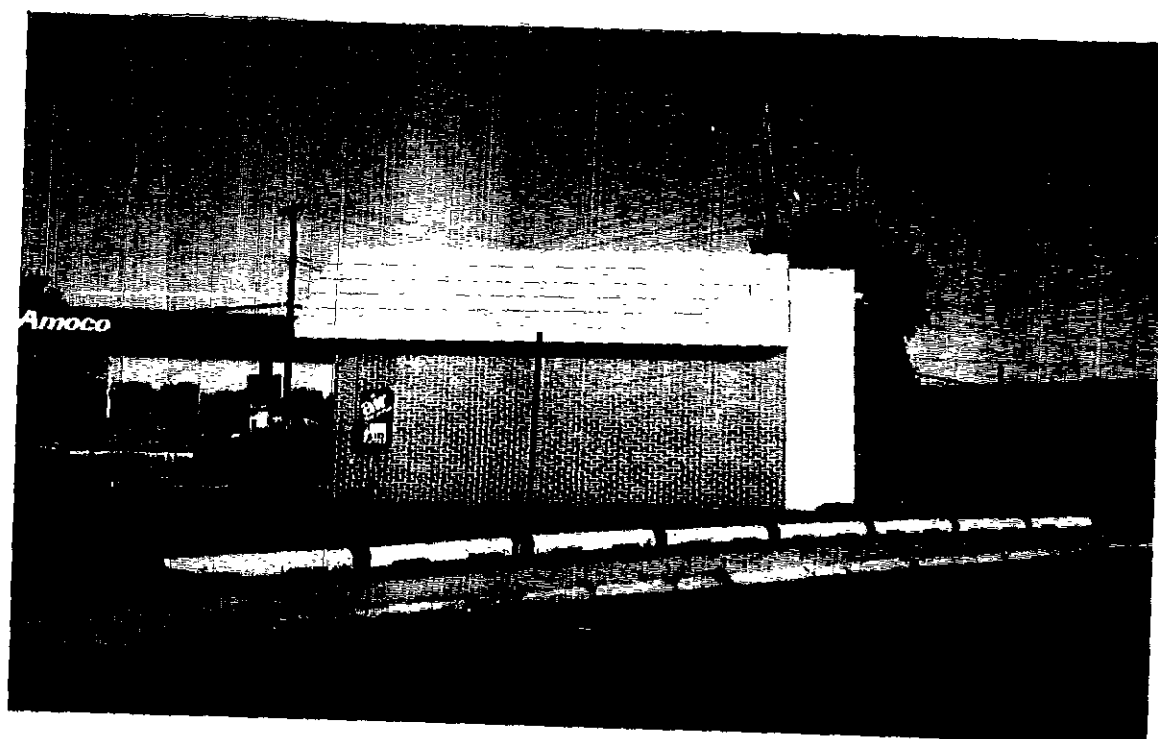
ENGINEERS • PLANNERS















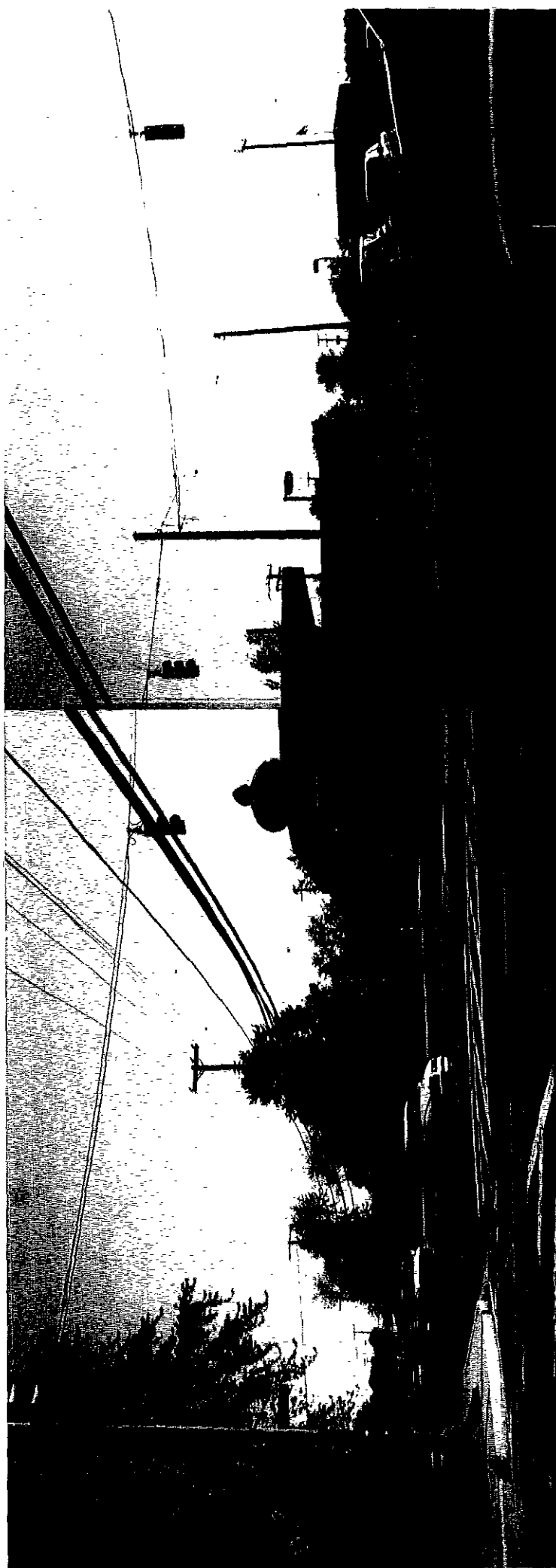






# **WILLIAM MONK, INC.**

**ENGINEERS • PLANNERS**



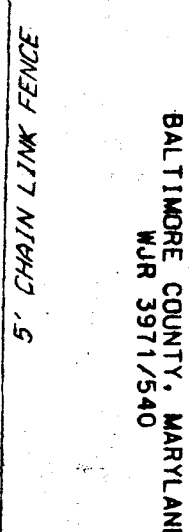


# **WILLIAM MONK, INC.**

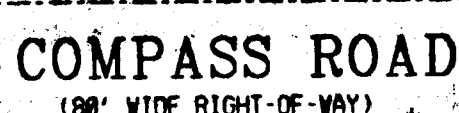
**ENGINEERS • PLANNERS**







(444) WILDE RIGHT-OF-WAY



AREA WITHIN PUBLIC RIGHT-OF-WAY  
TO BE UTILIZED FOR PLANTING AREA

### SITE DATA

1. GROSS SITE AREA = 31.50 SQ.FT. OR 0.730 ACRES
2. NET SITE AREA = 18.243 SQ.FT. OR 0.4189 ACRES
3. FLOOR AREA = 560 SQ.FT.
4. A SPECIAL HEATING IS REQUIRED TO CONVERT THE FULL SERVICE TO A SERVICE STATION. THE SPECIAL HEATING IS TO BE PROVIDED BY THE ZONING COMMISSION'S SPECIAL PERMIT MANUAL.
5. A VARIANCE FROM SECTION 23.22 AND 1902.36(1) TO PERMIT A SIDE YARD OF 10' IN LIEU OF THE REQUIRED 25' FOR THE CAR WASH BUILDING
6. OWNER: ARCO OIL COMPANY  
TOMSON, MARTIN & ASSOCIATES  
TAX AND BRO. 801. 509  
RAID 51. PARCEL 509
7. ELECTION DISTRICT: 15
8. COMMUNITARIAN DISTRICT: 7
9. EXISTING USE: 3 DAY FULL SERVICE STATION W/ASH
10. PROPOSED USE: GAS AND GO WITH CONVENIENCE STORE & CAR WASH
11. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
12. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
13. THERE ARE NO UTILITIES WITHIN THE SITE BOUNDARIES.
14. COMPRESSED AIR, WATER AND RESTROOM UTILITIES WILL BE AVAILABLE FOR CUSTOMER USE.
15. TOPOGRAPHY WAS TAKEN FROM A SURVEY POLAR PLANNED BY FREDERICK WARD ASSOCIATES, INC. DATED 1997.
16. EXISTING CEMETERY TO BE REMOVED AND REPLACED BY NEW CEMETERY
17. ADDITIONAL LANDSCAPING IS PROPOSED AS SHOWN ON THE ATTACHED CONCEPTUAL LANDSCAPE PLAN



19. AREA REQUIREMENTS

A. USE-INCOMPARATIONS-EXISTING FULL SERVICE STATION WITH USE IN CONJUNCTION WITH AN ADJACENT FULL SERVICE STATION

B. TOTAL SITE AREA  
REQUIRED: 15,000 SQ.FT. + 2,400 SQ.FT. = 17,240 SQ.FT.  
PROVIDED: 10,243 SQ.FT.

20. PARKING

A. REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 1x1 = 1 SPACE  
3 SPACES PER AIR UNIT  
1 SPACE PER AIR UNIT  
TOTAL PARKING REQUIRED = 2 SPACES  
= 4 SPACES

21. PREVIOUS ZONING CLASS  
4650 RZ FOR RECLASSIFICATION OF ZONING OF THE PROPERTY AND  
13-5622 RZ FOR SPECIAL EXCEPTION FOR USE IN COMBINATION GASOLINE  
SERVICE STATION

22. REQUIRED SETBACKS

A. BUILDING  
1. TO MIDDLE RIVER RD 45'  
2. TO MIDDLE RIVER RD 45'  
3. TO COMPASS ROAD 56'  
4. TO COMPASS ROAD 56'

B. TO MIDDLE RIVER RD 11' (4,500)  
C. TO COMPASS ROAD 49'  
D. TO MIDDLE RIVER RD 22'  
E. TO COMPASS ROAD 13'  
F. TO MIDDLE RIVER RD 13'  
G. TO MIDDLE RIVER RD 10'  
H. TO COMPASS ROAD 24'

23. PROPOSED WORK IN KEEPER POND  
APPROVED UNDER 1913  
PLAN UNDER CLASS 13-5622

24. SURVEY TO THE 1913 PLAN APPROVAL. THE TOWNSHIP COUNTY REQUIRED  
APPROXIMATELY TO FEET OF THE ROAD FRONTAGE FOR WIDENING OF  
MIDDLE RIVER ROAD

LAYOUT OF THE SITE AS SHOWN HEREIN EXCEPTING THE PROPOSED CAR WASH LOCATION  
AND THE CONCRETE DRIVE TO THE GAS AND OIL WILL BE REVIEWED FOR ADMINISTRATIVE APPROVAL  
AND THE CONCRETE DRIVE TO THE GAS AND OIL WILL BE REVIEWED FOR ADMINISTRATIVE APPROVAL  
SPECIAL (HEATING AND VENTILATION) BEFORE THE ZONING COMMISSIONER'S REVIEW

**WILLIAM MOLL, INC.**  
**ENGINEERS - PLANNERS**  
222 Courthouse Common  
St. Paul, Minn.

SPECIAL HEARING TO AMEND A SPECIAL  
EXCEPTION PLAN TO ALLOW A GAS AND-GO  
FACILITY IN LIEU OF A FULL SERVICE  
GASOLINE STATION AND VARIANCE PLAN



AMOCO OIL COMPANY

601 COMPASS ROAD @  
MIDDLE RIVER ROAD

BALTIMORE COUNTY, MARYLAND

REVISIONS	DATE	DESIGNED BY	SCALE
	3/17/97	PCR	1" = 20'
	97-19	WPM	
	SHEET NO.		
	1 OF 1		

**AMOCO OIL COMPANY**  
1 W. PENNSYLVANIA AVENUE

SUITE 900  
TOWSON, MARYLAND 2120  
PHONE: 1 (410)494-370  
M. E. STRUMBOSKI

[illegible]

POSSUANT TO SECTION 406.4, BC28 THIS PLAN HAS BEEN  
POINDED TO BE MORE IN KEEPING WITH THE REQUIREMENTS  
FOR FUEL SERVICE STATIONS AS SET FORTH IN THE  
BALTIMORE COMMUNITY ZONING REGULATIONS.

You finding nothing referenced in the Title sheet concerning the 405, 402 and 403 issues are being handled under case 99-01-0701.







EX. UTILITY EASEMENT  
BALTIMORE COUNTY, MARYLAND  
R/W PLAT HRW 61-118

BALTIMORE COUNTY, MARYLAND  
WJR 3971/540

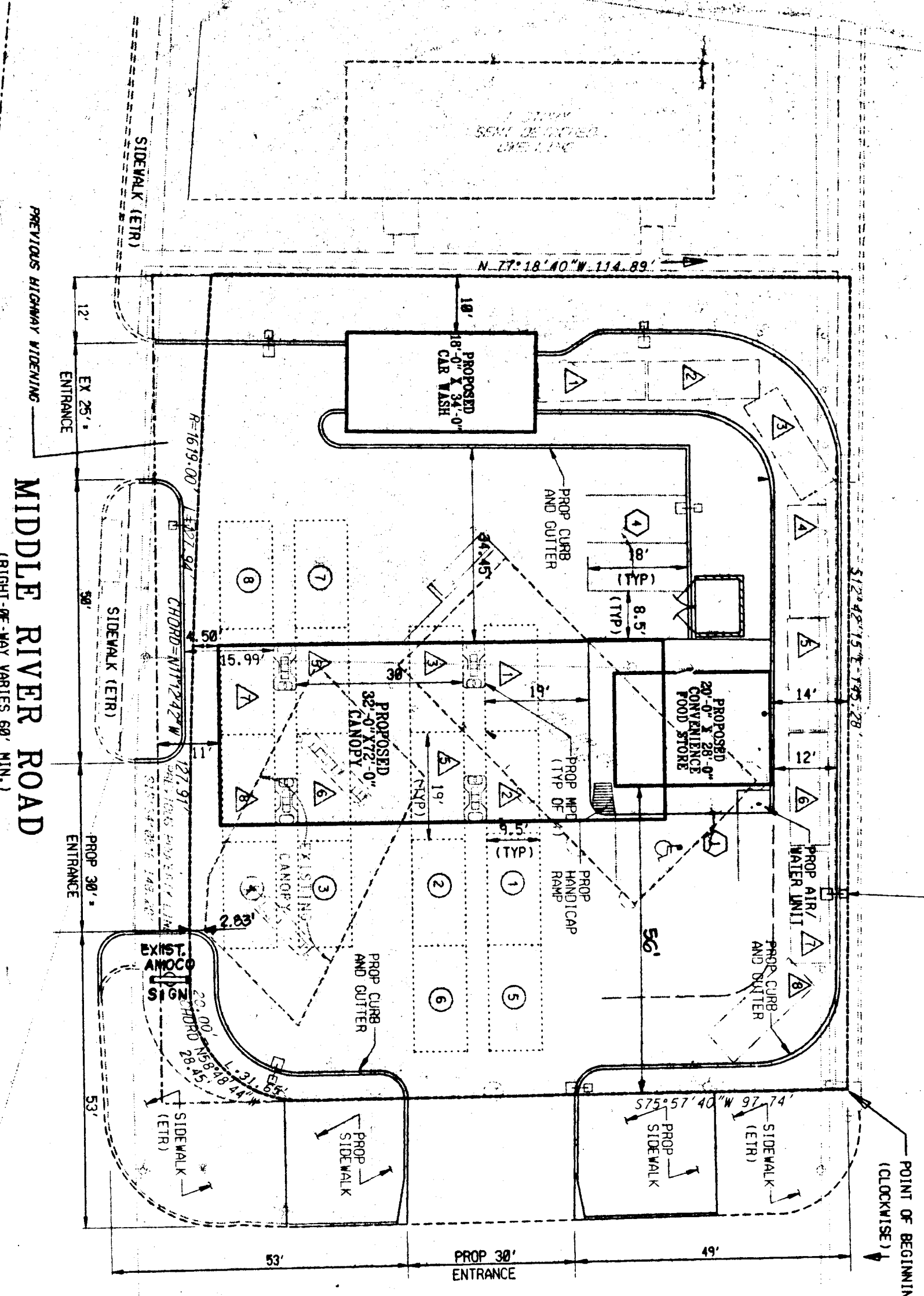
HENDERSON ROAD

(44' WIDE RIGHT-OF-WAY

PROP YARD LIGHT  
(TYP OF 6)

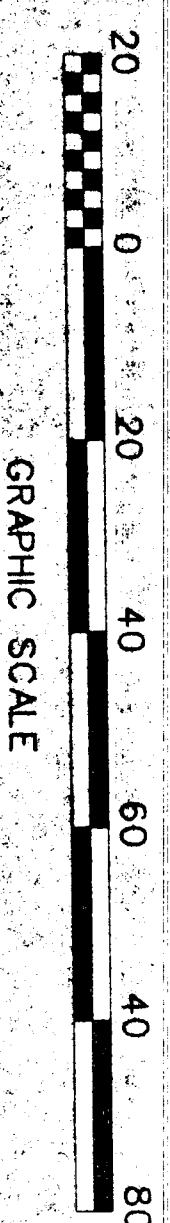
COMPASS ROAD  
(80' WIDE RIGHT-OF-WAY)

(88' WIDE RIGHT-OF-WAY)

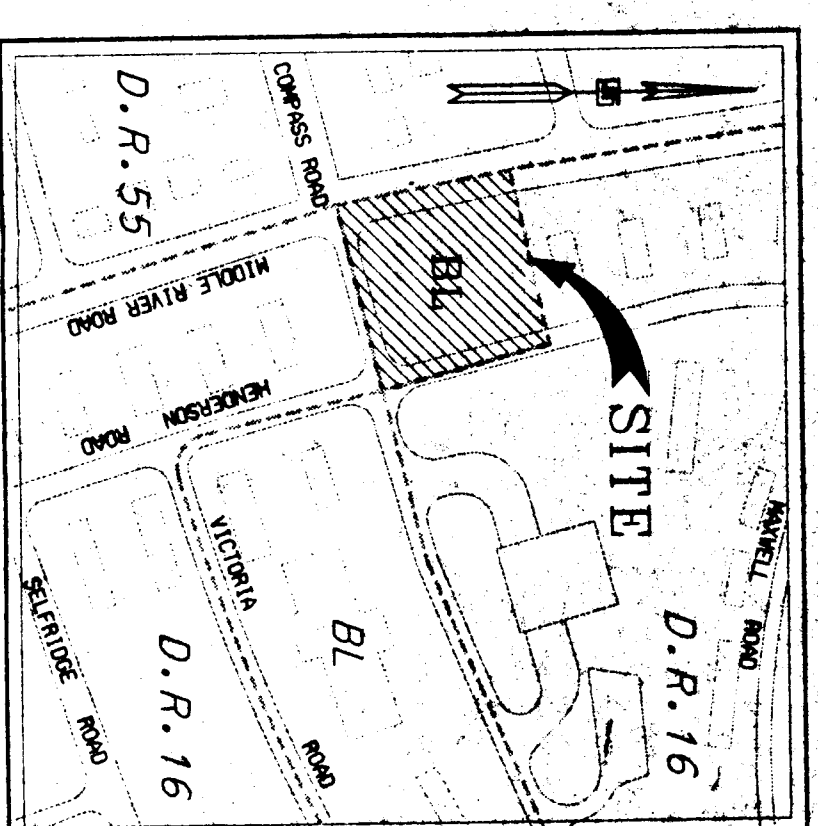


VILLA GARDENS, INC  
CLB 2840/357

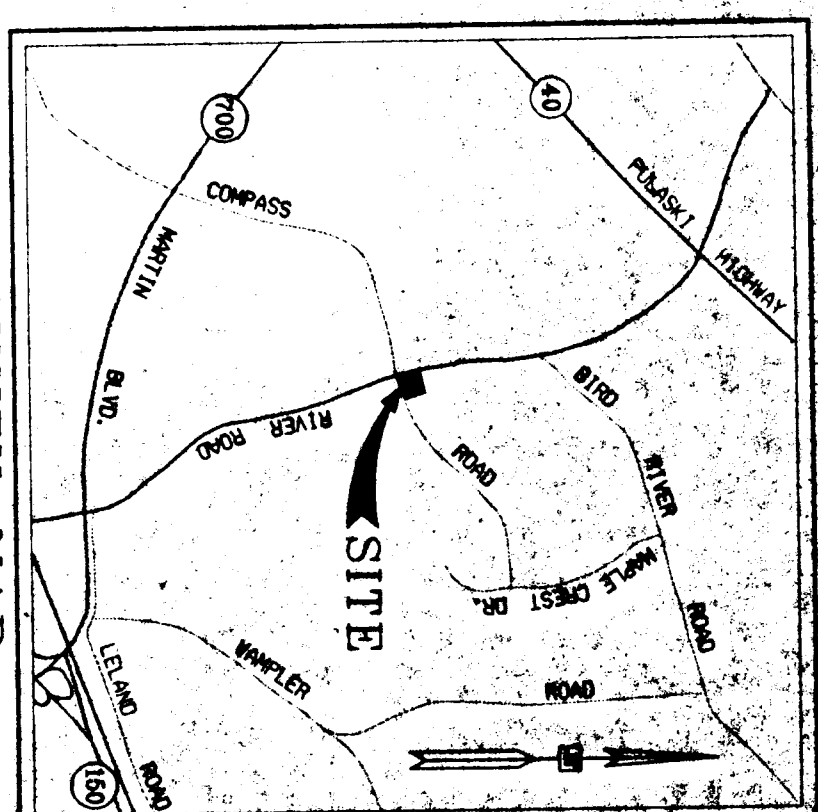
10/357



GRAPHIC SCALE



ZONING MAP



VICINITY MAP

## SITE INFORMATION

1. GROSS SITE AREA = 31,930 SQ. FT., OR 0.7330 ACRES
2. NET SITE AREA = 18,240 SQ. FT., OR 0.4188 ACRES
3. FLOOD AREA = 560 SQ. FT.
4. A SPECIAL HEARING IS REQUIRED TO CONVERT THE FULL SERVICE GASOLINE STATION TO A GAS AND CO. FUELITY PER SECTION 405.3 OF THE ZONING COMMISSIONER'S POLICY MANUAL
5. A VARIANCE FROM SECTION 232.50 AND SECTION 232.11 ARE REQUIRED FOR THE GAS VESSEL BUILDING
6. OWNER: AMCO OIL COMPANY  
1 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204
- 7- TAX ACCOUNT NUMBER: 145-22850121  
TAX MAP 30, GRID 5, PARCEL 509
8. ELECTION DISTRICT: 15
9. CONGRESSIONAL DISTRICT: 7
10. EXISTING USE: 3 DAY FILL CONVENIENCE STORE & CAR WASH
11. PROPOSED USE: GAS AND CO WITH CONVENIENCE STORE & CAR WASH
12. THE SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
13. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
14. COMPRESSED AIR, WATER AND RESTROOM FACILITIES WILL BE AVAILABLE FOR CUSTOMER USE.
15. TOPOGRAPHY WAS TAKEN FROM A SURVEY POLAR PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATE JAN. 20, 1997.
16. EXISTING CEMETERY TO BE REMOVED AND REPLACED BY NEW CANOPY
17. ADDITIONAL LANDSCAPING IS PROPOSED AS SHOWN ON THE ATTACHED CONCEPTUAL LANDSCAPE PLAN
18. ZONING: THE ZONING: BL  
B. PROPOSED ZONING: B
19. AREA REQUIREMENTS:  
A. USE IN COMBINATIONS- EXISTING FULL SERVICE STATION WITH USE IN ANCILLARY CONVENIENCE STORE & 560 SQ. FT. = 2,240 SQ. FT.  
B. NET SITE AREA  
REQUIRED: 18,240 SQ. FT. + 2,240 SQ. FT. = 17,240 SQ. FT.  
PROVIDED: 18,240 SQ. FT.
20. PARKING  
A. REQUIRED: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT = 111 = 1 SPACE  
CONVENIENCE STORE = 2 SPACES  
3 SPACES PER 1,000 SQ. FT. x 560 SQ. FT. = 16 SPACES  
TOTAL PARKING REQUIRED = 4 SPACES
- B. PROVIDED: 5 SPACES (INCLUDING 1 HANDICAPPED SPACE)
21. PROPOSED ZONING DISTRICTS  
A. THE PROPOSED RECLASSIFICATION OF ZONING OF THE PROPERTY AND GASOLINE SERVICE STATION TO A GAS AND CO. FUELITY PER SECTION 405.3 OF THE ZONING COMMISSIONER'S POLICY MANUAL IS AN EXCEPTION FOR USE IN COMBINATION GASOLINE SERVICE STATION
22. REQUIRED STRIPS  
A. BUILDING:  
1. TO HENDERSON RD  
2. TO COWESS RIVER RD  
3. TO COWESS RIVER RD  
B. CANOPY MIDDLE RIVER RD  
C. 2. TO COWESS ROAD  
D. 1. TO MIDDLE RIVER RD  
E. 1. SIDE YARD REQUIREMENT  
F. VARIANCE REQUIRED
- \* PROPOSED "NAME IN KEEPING PLAN"
- APPROVED UNDER 1913  
PLAN UNDER CASE 73-2824
- 47  
47  
35  
11 (4.50)  
49  
22  
49  
10  
25

## LEGEND

- 8 PARKING SPACES  
8 LOT NUMBER  
FLOW OF TRAFFIC (NOT STRIPPED)  
GAS PUMP STACK  
GAS PUMP WAITING  
EXISTING BUILDING  
EXISTING TO REMAIN  
(TBR) TO BE REMOVED

## SITE DATA

EXISTING GROSS AND MAXIMUM DENSITY PERMITTED				
ZONE	ACRES	FLOOR AREA RATIO ALLOWED	DENSITY UNITS	FLOOR AREA RATIO PROPOSED
BL	0.4188	3.0	NA	0.03




601 COMPASS ROAD @  
MIDDLE RIVER ROAD

AMOCO OIL COMPANY

BALTIMORE COUNTY, MARYLAND

**OWNER/APPLICANT**

---

  
**AMOCO OIL COMPANY**  
1 W. PENNSYLVANIA AVENUE  
SUITE 900  
TOWSON, MARYLAND 21204  
PHONE: 1 (410) 494-3700  
M. E. STRUMBOSKI

**William Monk, Inc.**

# ENGINEERS - PLANNERS

**Courthouse Commons**  
222 Bosley Avenue, Suite C-6  
Towson, Maryland 21204  
Phone: 410-494-8931 Fax: 410-494-9800

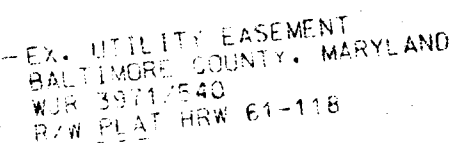
SPECIAL HEARING TO AMEND A SPECIAL  
EXCEPTION PLAN TO ALLOW A GAS AND GC  
FACILITY IN LIEU OF A FULL SERVICE  
GASOLINE STATION AND VARIANCE PLAN

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
84

\* SUBSEQUENT TO THE 1973 PLAN APPROVAL, BALTIMORE COUNTY ACQUIRED APPROXIMATELY 10 FEET OF THE ROAD FRONTAGE FOR WIDENING OF MIDDLE RIVER ROAD.

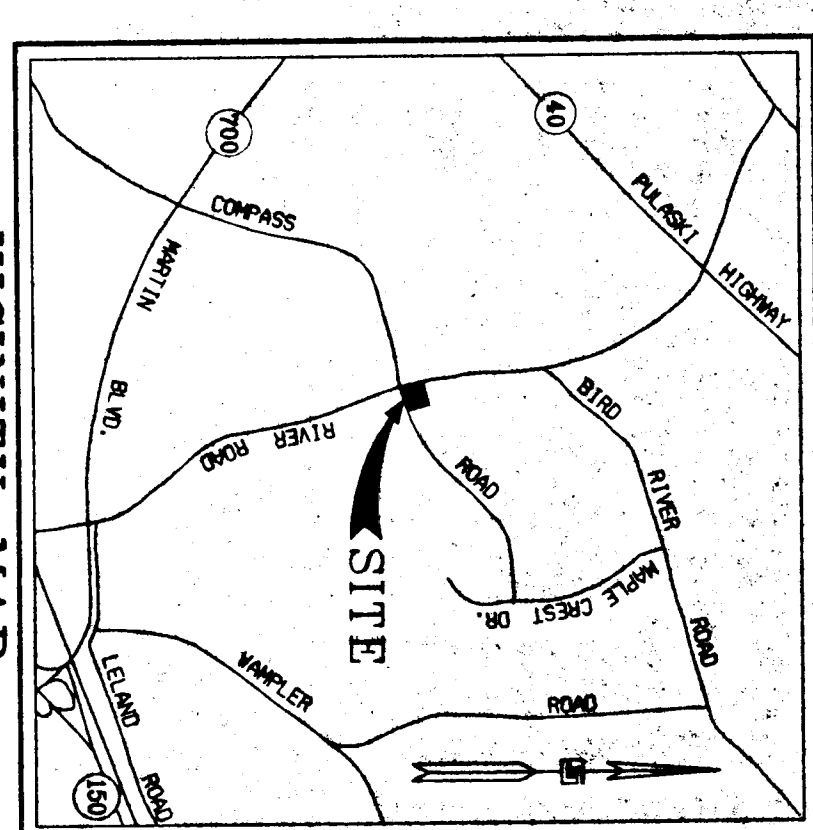
[illegible]





BALTIMORE COUNTY, MARYLAND  
WJR 3971/540

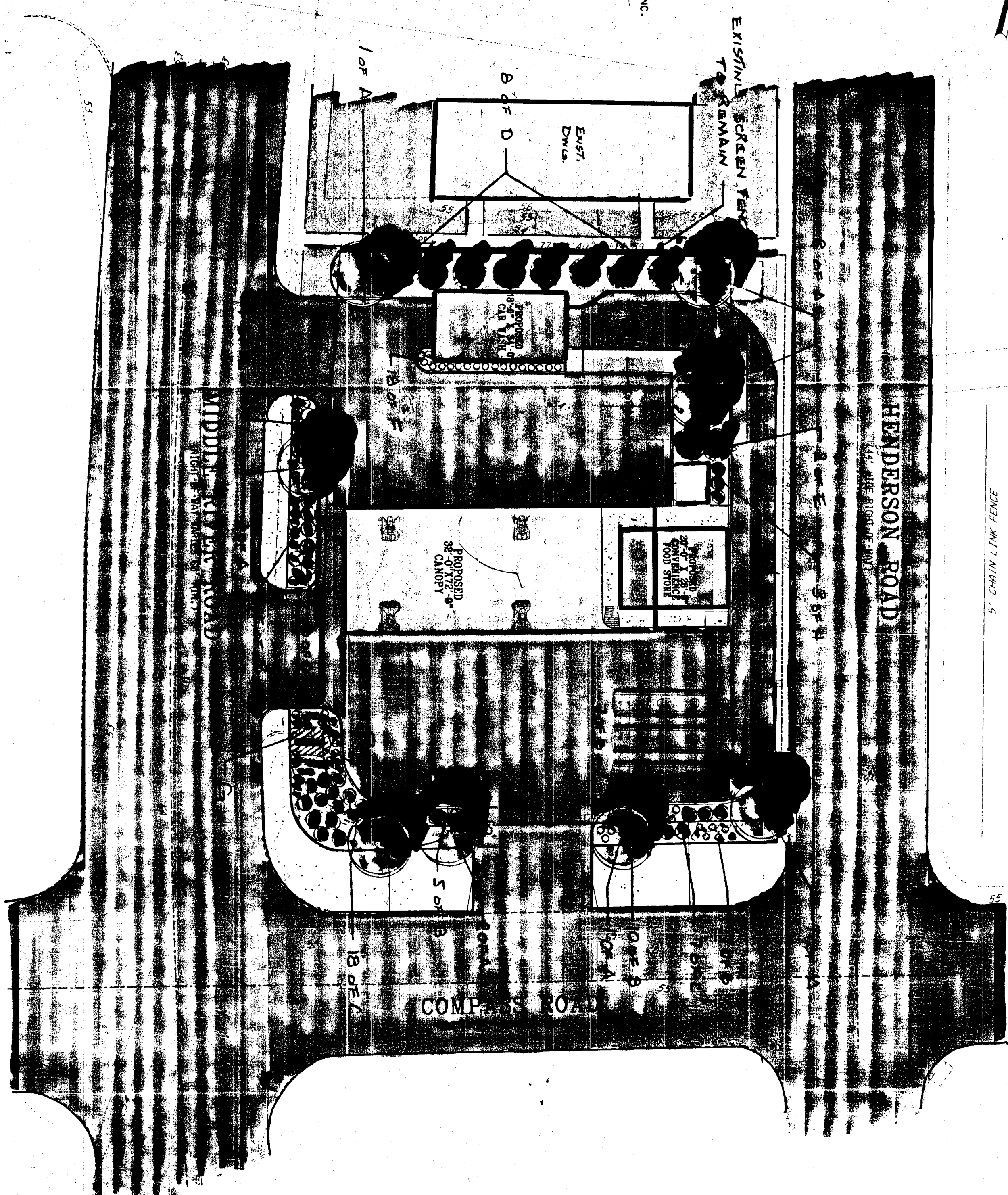
5' CHAIN LINK FENCE



**VICINITY MAP**  
SCALE: 1" = 2.000'









PLANTING SCHEDULE				
MARK	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
A	LITTLE LEAF LINDEN	TILIA CORODATA	25 CAL.	8
B	CHERRY LAMP	PRUNUS LANCEOLATA	16"-24"	59
C	EVERGREEN EUCALYPTUS	EUCALYPTUS	24" TO 30"	37
D	WHITE PINE	PINUS STROBUS	8 CAL.	6
E	FOSTER HOLY	ILEX ATTENUATA	4 TO 5	2
F	SHOE JAMPER	JUNIPERUS COMPERTA	3 GAL.	18
G	HOOD ANNUALS			2
H	BURNING BUSH	ECRONIA ALATIS	24" TO 30"	2
		CORALLIS		

VILLA GARDENS, INC.  
GLA 2940/357



SITE DATA				
EXISTING GROSS AND MAXIMUM DENSITY PERMITTED				
ZONE	ACRES	FLOOR AREA RATIO ALLOWED	DENSITY UNITS	FLOOR AREA RATIO PROPOSED
BL	0.4188	3.0	NA	0.03

## SITE DATA

-  PARKING SPACES  
 LOT NUMBER  
 FLOW OF TRAFFIC (NOT STRIPPED)  
 TO BE REMOVED  
 EXISTING TO REMAIN  
 GAS PUMP STACKING  
 GAS PUMP WAITING  
 EXISTING BUILDING

## LEGEND

Diagram illustrating the layout of a parking lot and the flow of traffic. The layout includes:

- Parking Spaces** (8 spaces)
- Lot Number** (8)
- Gas Pump Waiting** (1 space)
- Flow of Traffic** (Not Striped)
- Existing Building**

The flow of traffic is indicated by a large arrow pointing from the existing building towards the gas pump waiting area.

**William Monk, Inc.**

# ENGINEERS - PLANNERS

**Courthouse Commons**  
222 Bosley Avenue, Suite C-8  
Towson, Maryland 21204  
Phone: 410-484-8831 Fax: 410-484-9803

CONCEPTUAL  
LANDSCAPE PLAN  
AMOCO OIL COMPANY

601 COMPASS ROAD @  
MIDDLE RIVER ROAD  
**PETTONER'S**

BALTIMORE COUNTY, MARYLAND

AMOCO OIL COMPANY  
1 W. PENNSYLVANIA AVENUE  
SUITE 900  
TOWSON, MARY. 21204

LEASEE/APPLICANT



SUITE 900  
TOWSON, MARYLAND 21204  
PHONE: 1-(410)494-3700  
M. E. STRUMBOSKI

## REVISIONS

WIN BY:  
DCC

DESIGNED BY  
WDM

SCALE

20

20 0 20 40 60 40 80

GRAPHIC SCALE



